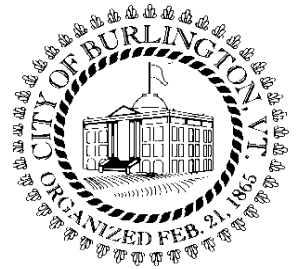


Department of Permitting and Inspections

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Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: 111 North Winooski Avenue ZP21-606
Date: November 23, 2021 **December 14, 2021**

File: ZP21-606

Location: 111 North Winooski Avenue

Zone: RM **Ward:** 2C

Parking District: Neighborhood

Date application accepted: August 10, 2021 NPA meetings held October 14, 2021 and November 11, 2021.)

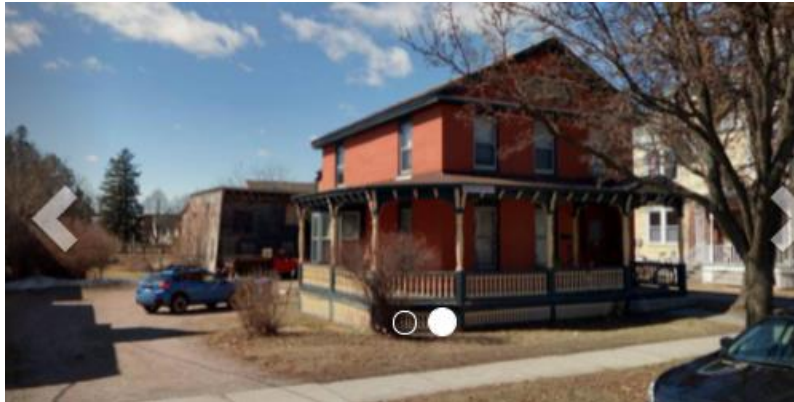
Applicant/ Owner: Michael Alvanos / Dan Trahan

DAB First review: November 23, 2021

Request: Demolish rear barn; construct 6 unit apartment building with associated parking and landscaping behind existing duplex.

Background:

- **Non-applicability of Zoning Permit Requirements 12-0870NA;** grade existing gravel driveway. No change to dimension. March 2012.
- **Zoning Permit 10-1128CA;** remove 30 inches of slate along roof edge and install painted steel. June 2010.



Overview: 111 North Winooski Avenue is a Greek Revival residence with two units, and a rear carriage barn in a state of failure. Both the house and barn are listed on the Vermont State Register of Historic Resources. The property was owned for many decades by a property owner who was pursued by Code Enforcement in an effort to spur increased essential maintenance on his buildings. The property transferred ownership in 2006, and is now proposed for redevelopment in the rear, with demolition of the barn. A detached structure with 6 units is proposed.

The applicant has attended two NPA meetings to introduce the project; a requirement when adding 5 or more residential units.

At the November 23, 2021 DAB meeting, the Board voted to table the application, requesting the following additions to the submission:

1. Dimensioned site plan
2. Landscaping plan
3. Reconfigured parking plan that would allow more green space
4. Materials and/or color to make the new building recede, and visually make the front building more prominent.

The revised plan was received 12.6.2021.

Changes to the staff report are noted in red. Images are updated.



New rendering; 111 North Winooski Avenue
6 unit detached building

Part 1:

Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

The proposed site plan identified 2 box elders on the north property line intended for retention. At least one other mature tree is proposed to be removed. Plan C-200 has been

enhanced to illustrate some landscaping, bicycle parking, parking barriers, and a landscaping wall.

(b) Topographical Alterations:

None are identified.

(c) Protection of Important Public Views:

There are no protected public views from or through this parcel. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

There is nothing in the application that alludes to the use of water, solar, wind, geothermal or other renewable energy resource. **It is recommended that construction create a "solar ready" structure for easy conversion to a renewable energy resource at any time in the future.**

(f) Brownfield Sites:

This is not a listed Brownfield on the Vermont DEC website.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The plan requires EPSC/Stormwater review. The applicant has been forwarded a link to prepare the necessary information for Stormwater program review.

Entrances to all units are under cover (first floor units under the staircase; second floor entries within a building recess.) **The rendering illustrates a canopy entrance at the east of the building, providing not only shelter, but an easily identifiable entrance to the building.**

(h) Building Location and Orientation:

The new detached structure is located behind the existing duplex, and presents its entry stairs to the east.

(i) Vehicular Access:

Vehicular access will continue as existing; a direct access drove from North Winooski Avenue.

(j) Pedestrian Access:

There is a public sidewalk in front of 111 North Winooski Avenue. While a pedestrian walkway has been introduced between the new building and the parking area, there I no pedestrian path between the parking area and sidewalk. *Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance.*

(k) Accessibility for the Handicapped:

ADA access is under the jurisdiction of the building inspector.

(l) Parking and Circulation:

This parcel falls within the Mixed Use Multi Modal Parking District, which eliminates minimum parking requirements up to a depth of 200'. While there are no minimum standards, the applicant is providing 8 parking spaces. A TDM is not required as the project does not add 10 or more residential units.

The DAB has requested that the application re-visit the parking layout, in an attempt to provide usable green space between the two buildings. In the re-submission, the applicant notes that they have pushed the building further back at the request of the DAB, and states:

Just as a side, the DAB had made hints of a complete rearrangement of the parking lot to a long, linear drive with parking along its edge. We did look at that as an option, however, we felt it was just trading one portion of open space for another. It also had the disadvantage of parking alongside a neighbor's property which, in my experience can be problematic. Water can be shed along the parking area to the neighbor's foundation, along with snow build-up and lack of maintenance will certainly cause issues.

It's our position that the current design yields better results.

(m) Landscaping and Fences:

The updated Plan C-200 illustrates some elements of a landscaping plan; namely identification of existing trees, the intended ornament grasses in front of the new structure, and a concrete wall ("to prevent light creep"?). Any wall in excess of 3' in height will require review by the City Engineer.

The applicant shall also relocate the fence within the identified property boundaries.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Recessed lights are proposed above entry doors. Residential in illumination levels, they are acceptable. **The applicant will need to articulate why a 3' concrete wall is proposed to "prevent light creep."**

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

Trash and recycling roll-offs are identified behind the existing historic structure, set back from the property line 5'. Although not labeled, meters and/or utility connections appear to be attached to the principal structure. Any *new* utility connections must be undergrounded. All shall be illustrated on elevations and/or site plans as appropriate. Screening may be appropriate.



1-MASSING MODEL

SCALE: NOT TO SCALE

Part 3: Architectural Design Standards **Sec. 6.3.2 Review Standards**

(a) Relate development to its environment:

1. *Massing, Height and Scale:*

The three story structure (with first floor partially recessed into the terrain) is less than the 35' maximum height allowed by the zoning ordinance. It is not dissimilar than the 2 ½ story structures that line the avenue.

2. *Roofs and Rooflines.*

A modified gable roof is proposed; more modern in appearance without boxed eaves and an overhang.

3. *Building Openings*

Window and door arrangements reflect internal room layout; with ganged windows and/or sliders at living and bedrooms, and single windows at lower level bedrooms and bathrooms. There is a loose symmetry to all elevations.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The new building will sit behind the existing duplex, so street views will be limited. The appearance is clean and fresh; siding materials are differentiated between the ground floor and upper floors, providing some interest. **Revisions illustrate a dark palette, as suggested by the Board members to help the building visually "recess" behind the historic building.**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Painted vertical board and batten siding is proposed; with fiberglass windows, a brick veneered ground floor and asphalt shingled roof. All are considered of acceptable durability for new construction.

(f) Reduce energy utilization:

All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.



Both the duplex and the carriage barn are listed on the Vermont State Register. See attached narrative.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

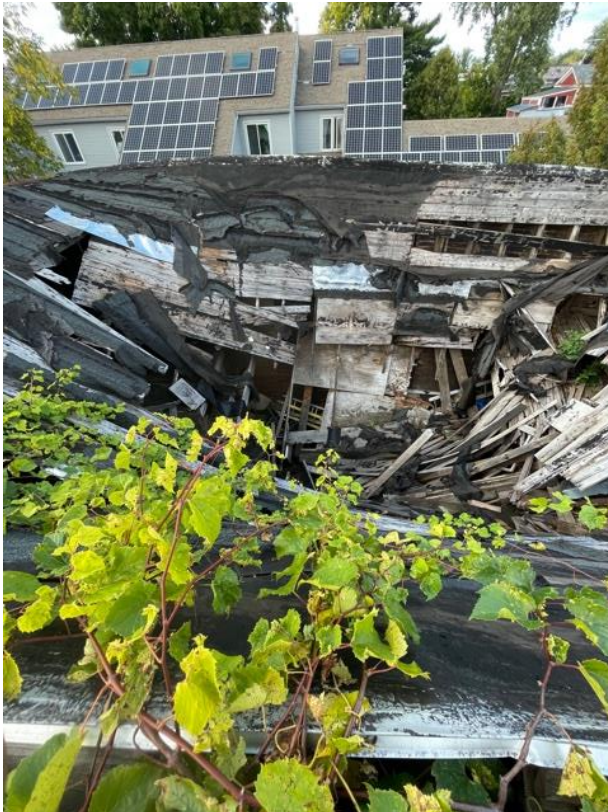
- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The principal structure (duplex) remains in residential use. The rear carriage barn has fallen into significant decay under a previous owner, as noted in Housing documents filed with the

city. The state register narrative points to use as a “shop” for the barn. Submitted photographs reveal a building now in collapse with no identified use.

The replacement structure is intended for residential use, consistent with the principal use of the parcel.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*



The carriage barn had an important connection to the context of the site; however in the state of failure without the opportunity of rehabilitation, that important information is lost.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

There is no attempt to introduce conjectural features. The new detached building reads entirely as a modern addition to the property.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

None identified.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The duplex is not included in this application, and it will remain intact. The carriage barn has deplorably fallen into collapse. Photographs will be retained within the zoning file to document what has remained after decades of neglect.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The application does not propose a reconstruction of the carriage barn; rather a new structure for residential purposes. Submitted photographs within this project folder and earlier

documentation will provide an opportunity for future residents, historians and property owners to understand what previously existed on the site.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Although building demolition and removal is the most extreme of physical treatments, it appears the building has already succumbed to extreme of deferred maintenance.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

None have been identified at this site. If any archaeological resources are discovered during building demolition/construction, appropriate authorities shall be notified for appropriate assessment, evaluation, and management.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The replacement building will be clearly differentiated from the historic principal structure in its more modern vocabulary and detailing.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The unlikely removal of the new detached structure will render the principal structure intact and easily discernable as historic. There is little chance the carriage barn, however, can be resurrected to complete the historic building context.



North side of carriage barn. Photo taken from abutting property, parking area.

Items for the Board's consideration:

1. Review by the Stormwater program is required, with completion of an Erosion Prevention and Sediment Control Plan.
2. An identified pedestrian walkway shall be introduced between the parking area and the public sidewalk (along North Winooski Avenue.)
3. The fence shall be relocated onto the subject property, as the survey has indicated it is placed outside the parcel in some instances.
4. The addition of 5 or more units spurs the requirement for Inclusionary zoning. At least one new unit must be affordable. The applicant is encouraged to consult with the Housing Trust Fund manager to define rental levels and associated details.
5. **Standard Permit Conditions 1-15.**